**LIST OF UPGRADES AND IMPROVEMENTS - 1130 VINE AVENUE, MARTINEZ**

**MANY UPDATES JUST COMPLETED OR WITHIN APPROX. LAST 3 YEARS!**

**MOST RECENT:**

* Exterior and Interior painting in current and stylish color palette (completed 5/2021)
* Expansive Trex deck (approx. 264 square feet!) off kitchen area featuring wood, metal wire bannister (completed within approx. last 2 years)
* Central Heating and Air Conditioning System (within approx. last 3 years)
* Sewer lateral replaced (within approx. last 3 years)
* Gorgeous wood style, waterproof flooring throughout the home (4/2021)
* Beautiful natural stone kitchen countertops (5/2021)
* Gas stove (within approx. last 3 years)
* White kitchen cabinetry, two compartment stainless sink, brushed nickel faucet with separate sprayer (within approx. last 3 years)
* Roof replaced (within approx. last 4 years)
* Many sections of fencing and gates replaced (within approx. last 3 years)
* Decorative ceiling fan in living room (within approx. last 3 years)
* Vanity lighting, and mirrored storage in bathroom (5/2021)
* Front yard landscape refresh finished in dark bark (5/2021)
* Additional trim added to high profile baseboards (5/2021))
* New hot and cold valves washing machine and water heater shut-off valves (5/2021)
* Seller has completed some additional items outlined in inspection reports (see annotations (initialed items)/ on home inspection report 5/2021)

ADDITIONAL FEATURES, AMENITIES AND UPDATES:

* Deep backyard providing plenty of opportunity to complete your personal oasis or ADU?
* Long driveway and extra wide at end for trailer or perhaps boat parking
* Dual paned windows
* Wood trim around all windows
* Ceiling fan in front bedroom
* Recessed lighting and skylight in kitchen
* Washer and dryer “cubby” off kitchen area
* Citrus (orange) tree in front yard
* Potential additional storage under large deck/under home
* Some Copper plumbing
* Large garden storage shed in backyard
* Easy access to Hwy 680 and Hwy 4
* Close to great amenities, historic and charming downtown, restaurants and shopping!
* Per seller back porch was incorporated into interior space to allow kitchen expansion